

# Building Fund Advisory Council

Analyst: Milstead

## Historical Summary

<b>OPERATING BUDGET</b>	<b>FY 2003 Total App</b>	<b>FY 2003 Actual</b>	<b>FY 2004 Approp</b>	<b>FY 2005 Request</b>	<b>FY 2005 Gov Rec</b>
<b>BY FUND CATEGORY</b>					
Dedicated	36,557,400	17,473,800	28,993,400	48,106,000	21,229,700
Percent Change:		(52.2%)	65.9%	65.9%	(26.8%)
<b>BY OBJECT OF EXPENDITURE</b>					
Capital Outlay	36,557,400	17,473,800	28,993,400	48,106,000	21,229,700

## Division Description

The Building Fund Advisory Council budget includes maintenance and construction costs for state buildings, including those at the universities and community colleges, funded from the Permanent Building Fund. The process is under the direction of the Permanent Building Fund Advisory Council, which is appointed by and serves at the pleasure of the Governor. The council is composed of a member from the Senate, a member from the House of Representatives, a contractor, a banker, and a person from the business community. Throughout the year, the council reviews and must give approval to all planning, design and construction of state public works projects.

The Permanent Building Fund receives revenue from a \$10 income tax filing fee, portions of the cigarette, beer and sales taxes, half of the lottery dividends, Capitol Mall parking receipts, interest from the Budget Stabilization Fund, periodic transfers from the General Fund, and, on occasion, other miscellaneous sources. It also retains any interest earned on the money in the Fund.

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## Comparative Summary

Decision Unit	Agency Request			Governor's Rec		
	FTP	General	Total	FTP	General	Total
<b>FY 2004 Original Appropriation</b>	<b>0.00</b>	<b>0</b>	<b>28,993,400</b>	<b>0.00</b>	<b>0</b>	<b>28,993,400</b>
Reappropriations	0.00	0	19,097,400	0.00	0	0
<b>FY 2004 Total Appropriation</b>	<b>0.00</b>	<b>0</b>	<b>48,090,800</b>	<b>0.00</b>	<b>0</b>	<b>28,993,400</b>
Removal of One-Time Expenditures	0.00	0	(48,090,800)	0.00	0	(28,993,400)
<b>FY 2005 Base</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
Replacement Items	0.00	0	14,728,000	0.00	0	15,429,700
<b>FY 2005 Program Maintenance</b>	<b>0.00</b>	<b>0</b>	<b>14,728,000</b>	<b>0.00</b>	<b>0</b>	<b>15,429,700</b>
1. ISHS: Idaho History Center, Phase 2	0.00	0	4,600,000	0.00	0	4,600,000
2. ADM: Idaho Falls State Office Bldg.	0.00	0	700,000	0.00	0	700,000
3. DOC: Long-Term Master Plan	0.00	0	500,000	0.00	0	500,000
4. ISP: Combined Office Space	0.00	0	2,566,000	0.00	0	0
5. LANDS: Centerville Fire Guard Station	0.00	0	610,000	0.00	0	0
6. BLIND: New Facility	0.00	0	6,243,000	0.00	0	0
7. DOC: Medical/Mental Health Facility	0.00	0	17,900,000	0.00	0	0
8. EITC: Remodel Maintenance Bldg.	0.00	0	259,000	0.00	0	0
<b>FY 2005 Total</b>	<b>0.00</b>	<b>0</b>	<b>48,106,000</b>	<b>0.00</b>	<b>0</b>	<b>21,229,700</b>
Change from Original Appropriation	0.00	0	19,112,600	0.00	0	(7,763,700)
% Change from Original Appropriation			65.9%			(26.8%)

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Budget by Decision Unit	FTP	General	Dedicated	Federal	Total
<b>FY 2004 Original Appropriation</b>	0.00	0	28,993,400	0	28,993,400

## Reappropriations

Reflects spending authority approved for prior years and carried over into fiscal year 2004.

Agency Request	0.00	0	19,097,400	0	19,097,400
Governor's Recommendation	0.00	0	0	0	0

<b>FY 2004 Total Appropriation</b>					
Agency Request	0.00	0	48,090,800	0	48,090,800
Governor's Recommendation	0.00	0	28,993,400	0	28,993,400

## Removal of One-Time Expenditures

Reflects the removal of spending authority accumulated from this and prior years' appropriations to restore the base to zero. [ANALYST NOTE: This reduction in spending authority is necessary to accurately account for prior years' reappropriations and to reduce the base to zero. The Governor did not specifically address this accounting measure].

Agency Request	0.00	0	(48,090,800)	0	(48,090,800)
Governor's Recommendation	0.00	0	(28,993,400)	0	(28,993,400)

<b>FY 2005 Base</b>					
Agency Request	0.00	0	0	0	0
Governor's Recommendation	0.00	0	0	0	0

## Replacement Items

After reviewing requests from all state government agencies and entities for maintenance projects, the Advisory Council recommends funding based on the projected revenues. The Advisory Council recommends \$13,528,000 of the \$46,312,821 in non-agency funded projects requested for alteration and repair of state buildings and facilities. The Council also recommends \$800,000 of the \$2,440,848 requested for ADA compliance projects and \$400,000 of the \$807,700 requested for asbestos abatement projects.

Agency Request	0.00	0	14,728,000	0	14,728,000
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The Governor's recommendation includes \$14,229,700 for alterations and repairs; \$800,000 for Americans with Disabilities Act compliance projects; and \$400,000 for asbestos abatement projects.

Governor's Recommendation	0.00	0	15,429,700	0	15,429,700
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<b>FY 2005 Program Maintenance</b>					
Agency Request	0.00	0	14,728,000	0	14,728,000
Governor's Recommendation	0.00	0	15,429,700	0	15,429,700

## 1. ISHS: Idaho History Center, Phase 2

The Permanent Building Fund Advisory Council (PBFAC) recommends the entire \$4.6 million requested by the Idaho State Historical Society for Phase II of the Idaho History Center. Phase I of this project--an archives storage building--was designed and constructed during 1997 and 1998. Occupancy took place in July of 1998. Phase II is for the design and construction of the library-administration portion of the project. This request has been the number one Capital Improvement priority of the Historical Society for a number of years. The agency states that the project represents a critical need for the agency in that currently it has very limited space to provide for the public's use of what is a large and increasing amount of historical documents, photographs, books, maps oral histories, research guides, microfilm, and other items. The building is intended to accommodate the Library and Archives Division's needs for the next 20-years. The agency states that impact on its operating budget will amount to approximately \$54,000. There will, however, be additional one-time costs for moving and furnishings.

Agency Request	0.00	0	4,600,000	0	4,600,000
Governor's Recommendation	0.00	0	4,600,000	0	4,600,000

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Budget by Decision Unit	FTP	General	Dedicated	Federal	Total
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## 2. ADM: Idaho Falls State Office Bldg.

The PBFAC recommends the entire \$700,000 requested by the Department of Administration and the Idaho Department of Labor (DOL) to purchase the portion of the Idaho Falls State Office Building (IFSOB or Office Building) currently occupied by DOL with its Job Service Office. Federal funds originally financed the section of the Office Building occupied by DOL. In 2000, the space was appraised at \$700,000. Federal rules require that this \$700,000 be paid to the federal government should the Department of Labor be moved from the IFSOB. However, federal rules also permit the DOL to sell its equity in the Office Building and reinvest the market value in another facility in the same region of the state, as long as the new structure is used by the state's Employment Service and Unemployment Insurance programs administered by DOL. The funding from this transaction will allow DOL to do exactly that.

In order to purchase DOL's equity in the Office Building, federal rules must be met. First, the federal government must be paid fair market value for the space. Second, DOL must reinvest the proceeds from the sale into another facility in the same geographic area. If funds are appropriated to the Department of Administration for this purchase, the space vacated by the Idaho Department of Labor will be made available to other state agencies currently leasing commercial space in the Idaho Falls area.

The Department of Labor states that the 9,000 square feet of space at IFSOB has been very inadequate to meet increased customer needs in the area. The Department notes that Job Service Offices in similarly-sized communities in Idaho have between 14,000 and 16,000 square feet of space. The Department was ready to move it to Idaho Falls Job Service Office out of the IFSOB three years ago, but due to budget constraints, the Department cancelled plans to do so. At this time, however, the Department is ready to proceed with a move to a larger facility in Idaho Falls. The proposed new facility is for a 15,000 square foot building in Idaho Falls at a cost of \$1,930,500 (\$700,000 of which is from this D.U. and \$1.2 million will be supplied by DOL from other sources).

Agency Request	0.00	0	700,000	0	700,000
<i>Governor's Recommendation</i>	<i>0.00</i>	<i>0</i>	<i>700,000</i>	<i>0</i>	<i>700,000</i>

## 3. DOC: Long-Term Master Plan

The PBFAC recommends the entire \$500,000 requested by the Department of Correction for a state-wide, long-term master plan to estimate future housing needs. This D.U. will provide funding to hire a planning consultant to provide such a master plan. The Department states that the consultant will review DOC's population projections, evaluate location of facilities to develop efficient plans for transport and reintegration into the community, determine optimum capacity of existing institutions and work centers, and provide recommendations as to whether to expand the Department's existing institutions or to construct new facilities. If an existing facility is to be expanded, the consultant will be required to determine if any changes or expansion to DOC infrastructure or support functions is necessary. Support functions include medical, kitchen and dining, laundry, processing, security, education, and visitation. Once the plan is complete, the consultant will prepare a design and construction schedule with corresponding cost estimates.

Agency Request	0.00	0	500,000	0	500,000
<i>Governor's Recommendation</i>	<i>0.00</i>	<i>0</i>	<i>500,000</i>	<i>0</i>	<i>500,000</i>

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Budget by Decision Unit	FTP	General	Dedicated	Federal	Total
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## 4. ISP: Combined Office Space

Although the PBFAC does not anticipate there being sufficient Permanent Building Fund revenues for this project in FY 2005, should additional, unexpected funding materialize, the Council recommends the entire \$2,566,000 requested by the Idaho State Police to restore funding for a facility to combine office space and ISP functions in Meridian. In FY 2001, JFAC authorized \$2.4 million from the Permanent Building Fund for the project and it commenced in May 2001. Design development was completed in January 2002 and construction documents were approximately 90 percent complete when the project was put "on-hold" and unobligated project funds were transferred to the General Fund as part of the budget balancing measures adopted. Approximately \$87,000 of the original funding was expended for project design, a site survey, and geo-technical testing. This request is to revive the project as originally budgeted to complete the construction document phase and move forward with construction.

The project would result in 20,709 square feet of secured office space and parking. Currently, the existing program is in separate facilities occupied by patrol and investigations. The Region 3 investigation office is located within the ISP headquarters complex. Improvements will include: further consolidation of state police services in a single, appropriately secure facility; increased ability to deliver customer services through a "one-stop shop" approach; operational cost savings with combined utilities and equipment; potential personnel savings with shared support and evidentiary staff; and long-term joint occupancy rather than the current practice of going through the leasing process for multiple facilities every three years.

Agency Request	0.00	0	2,566,000	0	2,566,000
Governor's Recommendation	0.00	0	0	0	0

## 5. LANDS: Centerville Fire Guard Station

Although the PBFAC does not anticipate there being sufficient Permanent Building Fund revenues for this project in FY 2005, should additional, unexpected funding materialize, the Council recommends the entire \$610,000 requested by the Department of Lands for a new Fire Guard Station in Centerville. The Department states that a fire Guard Station is needed in the Centerville area to provide a quick response time to wildfires within the Southwest Idaho Forest Protective District.

For approximately the last 20 years, the Department has leased an old house near Centerville for purposes of a fire guard station. The house is in poor condition, does not provide adequate space and does not meet OSHA requirements. The lack of rental property in this area keeps the Department using the current inadequate facility. The lessor has also been unwilling to make any improvements on the property. The new facility is planned as one story, with 5,200 total square feet. The new station would house six employees with overnight facilities for other department personnel when working in the area. It would serve as a command center during critical fire periods. The new facility would include an office, dispatch room, conference room, engine room, warehouse, and restrooms. The plan also includes a shop, a covered parking area, wash pad, and materials shed.

This project was previously authorized by the Council and approved by the Legislature but was cancelled as part of recent budget balancing efforts.

Agency Request	0.00	0	610,000	0	610,000
Governor's Recommendation	0.00	0	0	0	0

# Building Fund Advisory Council

Analyst: Milstead

## Budget by Decision Unit

	FTP	General	Dedicated	Federal	Total
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### 6. BLIND: New Facility

Although the PBFAC does not anticipate there being sufficient Permanent Building Fund revenues for this project in FY 2005, should additional, unexpected funding appear, the Council recommends the entire \$6,243,000 requested by the Commission for the Blind to design and construct a 40,000 square foot building. The new facility would house administrative offices, training, and client support housing. Besides administration, instruction and program delivery space, the Blind Commission has historically been able to house some of its visually impaired clients in residential space in its current building. That is no longer possible due to identified health and life safety deficiencies in the facility. The Commission's current facility is 83 years old and does not meet fire code provisions for residential clients. As a result, the Commission's clients are housed in off-site apartments costing the Commission between \$35,000 and \$40,000 per year. The Commission currently has 12 students living off-site and is visited by a number of senior citizens on a daily basis.

Other safety-related deficiencies also exist which put at risk current employees and visitors to the facility. The Commission states that it holds safety meetings to work on these matters but indicates it does not have sufficient funding to appropriately correct current shortcomings.

[ANALYST NOTE: In FY 2002, the PBFAC recommended and the Legislature approved \$1.5 million of this request as seed money for the new facility. However, that appropriation was cancelled as part of the recent budget balancing efforts.]

Agency Request	0.00	0	6,243,000	0	6,243,000
<i>Governor's Recommendation</i>	<i>0.00</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>

### 7. DOC: Medical/Mental Health Facility

Although the PBFAC does not anticipate there being sufficient Permanent Building Fund revenues for this project in FY 2005, should additional, unexpected funding materialize, the Council recommends the entire \$17,900,000 requested by the Department of Correction for a new 300-bed secure Mental Health/Medical Facility in the prison complex south of Boise.

Currently, DOC houses over 600 mental health offenders, over a hundred geriatric offenders, and dozens of long-term medical issue offenders. These offenders are now housed with the general population in the institutions. This practice leads to manipulation by other inmates and safety concerns. The Department states that these offenders have problems and concerns that are better controlled and treated in a therapeutic environment. The proposed new facility will be 70,000 square feet and provide 300-beds to house, manage and treat this special inmate population. The beds currently occupied by this type of offender (primarily at IMSI, ISCI, and ICI-O) would be used for their intended purpose when these offenders are moved to the new facility.

[ANALYST NOTE: This request does not reflect increased operating budgets or associated capital outlay expenditures associated with the new facility. The Department notes that ongoing personnel and operating costs will be significantly higher than a general population facility of this size because of the nature of the population.]

Agency Request	0.00	0	17,900,000	0	17,900,000
<i>Governor's Recommendation</i>	<i>0.00</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>

### 8. EITC: Remodel Maintenance Bldg.

Although the PBFAC does not anticipate there being sufficient Permanent Building Fund revenues for this project in FY 2005, should additional, unexpected funding materialize, the Council recommends \$259,000 of the \$278,000 requested by Eastern Idaho Technical College for the remodel and addition to the existing maintenance building. The proposed remodel/addition will add a shop area and office space. The College states that at the current time the facility has no shop area to perform equipment maintenance and/or repairs. Currently, there is very little office area for maintenance staff to work at their workstations.

Agency Request	0.00	0	259,000	0	259,000
<i>Governor's Recommendation</i>	<i>0.00</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>

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Budget by Decision Unit	FTP	General	Dedicated	Federal	Total
<b>FY 2005 Total</b>					
Agency Request	0.00	0	48,106,000	0	48,106,000
<i>Governor's Recommendation</i>	<i>0.00</i>	<i>0</i>	<i>21,229,700</i>	<i>0</i>	<i>21,229,700</i>
Agency Request					
Change from Original App	0.00	0	19,112,600	0	19,112,600
% Change from Original App			65.9%		65.9%
<i>Governor's Recommendation</i>					
<i>Change from Original App</i>	<i>0.00</i>	<i>0</i>	<i>(7,763,700)</i>	<i>0</i>	<i>(7,763,700)</i>
<i>% Change from Original App</i>			<i>(26.8%)</i>		<i>(26.8%)</i>

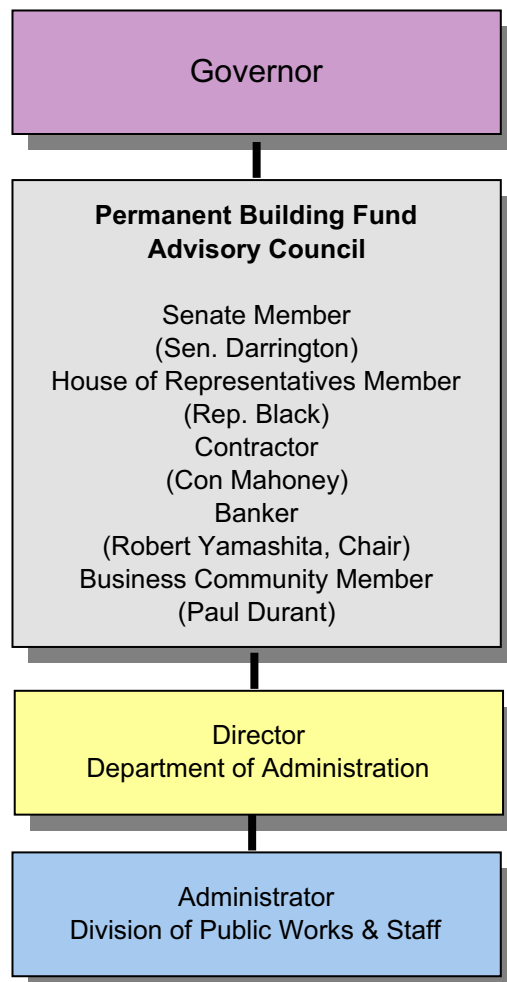
# Building Fund Advisory Council

## Issues & Information

Analyst: Milstead

### Permanent Building Fund Advisory Council (PBFAC) Organizational Chart

- No FTP are included in the Permanent Building Fund budget.
- Employees of the Division of Public Works, Department of Administration, serve the PBFAC.



*Section 57-1108, Idaho Code* The permanent building fund is hereby created and established in the state treasury to which shall be deposited all revenues derived from taxes imposed and transfers authorized pursuant to the provisions of this act. All moneys now or hereafter in the permanent building fund are hereby dedicated for the purpose of building needed structures, renovations, repairs to and remodeling of existing structures at the several state institutions and for the several agencies of state government. The state treasurer shall invest the idle moneys in the fund, and the interest earned on such investments shall be retained by the fund.



# Building Fund Advisory Council

## Issues & Information

Analyst: Milstead

### FY 2005 Permanent Building Fund Comparison

	Agency Request	PBFAC Recomm.	Governor's Recomm.
<b>REVENUES:</b>			
Beginning Balance	\$ -	\$ -	\$ -
General Fund Transfer	\$ -	\$ -	
Income Tax Filing Fee - \$10 Head Tax	\$ 5,818,100	\$ 5,818,100	\$ 5,818,100
Cigarette Tax	\$ 6,309,400	\$ 6,309,400	\$ 6,309,400
Beer Tax	\$ 1,474,500	\$ 1,474,500	\$ 1,474,500
Sales Tax	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000
Lottery Dividends	\$ 10,350,000	\$ 10,350,000	\$ 10,350,000
Capitol Mall Parking Receipts	\$ 108,000	\$ 108,000	\$ 108,000
Budget Stabilization Fund Interest	\$ 250,000	\$ 250,000	\$ 250,000
Permanent Building Fund Interest	\$ 377,100	\$ 377,100	\$ 377,100
Reappropriation	\$ 3,498,000	\$ 3,498,000	\$ 3,498,000
<b>TOTAL REVENUE</b>	<b>\$ 33,185,100</b>	<b>\$ 33,185,100</b>	<b>\$ 33,185,100</b>
<b>EXPENDITURES:</b>			
<b>Dept of Administration Operating Budget:</b>			
Division of Public Works	\$ 3,019,400	\$ 3,019,400	\$ 2,995,300
Bond Payments-Existing	8,849,400	8,849,400	8,849,400
<b>Sub-total Admin Operating Budget</b>	<b>\$ 11,868,800</b>	<b>\$ 11,868,800</b>	<b>\$ 11,844,700</b>
<b>SUB-TOTAL AVAILABLE REVENUES</b>	<b>\$ 21,316,300</b>	<b>\$ 21,316,300</b>	<b>\$ 21,340,400</b>
<b>Alteration, Maintenance &amp; Repair Projects:</b>			
Alt. & Rep.--includes deferred proj.	\$ 46,312,821	\$ 13,528,000	\$ 14,229,700
Asbestos Abatement	\$ 807,700	\$ 400,000	\$ 400,000
Underground Storage Tanks	\$ -	\$ -	\$ -
ADA Compliance	\$ 2,357,050	\$ 800,000	\$ 800,000
Building Demolition	\$ 852,000	\$ -	\$ -
Capitol Mall Maintenance	\$ 108,000	\$ 108,000	\$ 108,000
<b>Sub-total Alterations &amp; Repairs</b>	<b>\$ 50,437,571</b>	<b>\$ 14,836,000</b>	<b>\$ 15,537,700</b>
<b>Capital Construction Projects:</b>			
1. ISHS: History Ctr., Phase 2	\$ 4,600,000	\$ 4,600,000	\$ 4,600,000
2. Multi-Agency: Job Service Office	\$ 700,000	\$ 700,000	\$ 700,000
3. CORR: Long-Term Master Plan	\$ 500,000	\$ 500,000	\$ 500,000
4. ISP: Office Space, Meridian*	\$ 2,566,000	\$ 2,566,000	\$ -
5. DOL: Fire Guard Station, Centerville*	\$ 610,000	\$ 610,000	\$ -
6. BLIND: New Facility*	\$ 6,243,000	\$ 6,243,000	\$ -
7. CORR: Med/Mental Health Facility*	\$ 17,900,000	\$ 17,900,000	\$ -
8. EITC: Maintenance Bldg. Remodel*	\$ 278,000	\$ 259,000	\$ -
All other agency capital requests	\$ 231,723,986	\$ -	\$ -
<b>Sub-total Capital Projects</b>	<b>\$ 265,120,986</b>	<b>\$ 33,378,000</b>	<b>\$ 5,800,000</b>
<b>ADVISORY COUNCIL EXPENDITURES</b>	<b>\$ 315,558,557</b>	<b>\$ 48,214,000</b>	<b>\$ 21,337,700</b>

\*PBFAC recommends these projects but only to the extent revenues exceed projections and are available.